

Amendment No. 2 to HB1689

Hazlewood  
Signature of Sponsor

**AMEND Senate Bill No. 1685**

**House Bill No. 1689\***

by inserting the following new sections immediately preceding the last section and renumbering the last section accordingly:

SECTION \_\_. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

( )

(i) A commercially operated facility that:

(a) Is owned and operated by a not-for-profit corporation that has been in existence since 1953;

(b) Is organized and operated to offer a club environment to members, where members receive access to amenities;

(c) Has at least two hundred fifty (250) dues-paying members;

(d) From time to time welcomes non-members to the property for special events such as weddings, community engagement events hosted or sponsored by its members, and, in certain circumstances, non-members;

(e) Has a restaurant with indoor and outdoor seating, including a separate bar area, enclosed pavilion with an outdoor pavilion patio, and pool, with a total seating capacity of over three hundred (300) persons;

(f) Has indoor and outdoor spaces for events, a basketball court, and tennis courts;

(g) Has a full-service marina available to its members and their guests with at least one hundred (100) wet slips that would accommodate boats with beds and bathrooms, eighty (80) dry slips in a dry stack building, a guest dock, and a fuel dock with direct access to Old Hickory Lake;

(h) Is situated on approximately sixty-three (63) acres; and

(i) Is located in a county having a population of not less than one hundred forty-seven thousand (147,000) and not more than one hundred forty-eight thousand (148,000), according to the 2020 federal census or a subsequent federal census;

(ii) The premises of the facility licensed under this subdivision (28)( ) means any or all of the property that constitutes the facility, including all indoor and outdoor areas of the premises. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee by submitting a subsequent, amended drawing. Members and guests may carry alcoholic beverages and beer sold by the licensee anywhere on the premises of the facility. If multiple licenses or beer permits are granted pursuant to this subdivision (28)( ), or another chapter of this title, then the designations of premises may be overlapping; provided, that the premises are located within the facility as herein described. In addition, the facility may offer to members secure wine lockers for the storage of bottles of wine; provided, that the design and plan for wine lockers is approved by the commission. If approved by the commission, wine lockers may only be used to store wine. For bottles of wine brought onto the premises by a member or guest, the licensee may charge a corkage fee for opening the bottle and the provision of glassware;

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility licensed under this subdivision (28)( ) means, for beer permitting purposes, any or all of the property that constitutes the facility, including all indoor and outdoor areas of the premises. The beer permittee shall designate the premises to be permitted by filing a drawing of the premises, which may be amended by the permittee by submitting a subsequent, amended drawing. Members and guests may carry alcoholic beverages and beer sold by the licensee anywhere on the premises of the facility. If multiple licenses or beer permits are granted pursuant to this subdivision (28)( ) or another chapter of this title, then the designations of premises may be overlapping; provided, that the premises are located within the facility as herein described; and

(iv) A facility licensed under this subdivision (28)( ) may hold any of the licenses authorized under this subdivision (28)( ) and a beer permit, or may grant a franchise to one (1) or more entities for any or all such licenses or beer permits. The facility may also contract with a third party for the management of all or part of the facility's food and beverage operations and service and compensate the third party with all or a percentage of the sales profits resulting from the sale of alcoholic beverages and beer;

SECTION \_\_. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Was established in 2003, is situated on approximately five and one-half (5.5) acres, and contains approximately five thousand eight hundred square feet (5,800 sq. ft.);

(ii) Operates a hand-hewn lodge with four (4) units in addition to twelve (12) cabins that serve as vacation rentals;

(iii) Operates a barn, restaurant, golf course, campground, bar and tavern, multiple fire pits, pool, hot tub, and pool house;

(iv) Serves as an event venue, including, but not limited to, hosting weddings, live music, festivals, reunions, retreats, parties, conferences, receptions, and craft shows, and can accommodate up to one hundred fifty (150) guests;

(v) Offers soccer, cornhole, volleyball, badminton, croquet, swimming, and hiking; and

(vi) Is located in a county with a population of not less than six thousand one hundred (6,100) and not more than six thousand two hundred (6,200), according to the 2020 federal census or a subsequent federal census;

SECTION \_\_. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

(i) A commercially or privately operated facility that:

(a) Is located within five (5) miles of the Great Smoky Mountains National Park, containing a minimum area of three hundred (300) contiguous acres that is accessible from U.S. Highway 321;

(b) Has an information and sales center or general store, public access walking trails, at least sixteen (16) treehouses available for rent, and a trout fishing creek running adjacent to and thru the property;

(c) Does not discriminate against any patron based on age, gender, race, religion, or national origin; and

(d) Is located within a county having a population of not less than ninety-eight thousand three hundred (98,300) and not more than ninety-eight thousand four hundred (98,400), according to the 2020 federal census or a subsequent federal census;

(ii) The premises of a facility licensed under this subdivision 28( ) means any or all of the property that constitutes the facility, including but not limited to clubhouses, restaurants, gift and pro shops, marinas, swimming pools, tennis courts, golf courses, paths, and road crossings. A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing; and

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility described under this subdivision (28)( ) means, for the purpose of obtaining a beer permit, any and all of the property that constitutes the facility, including but not limited to, clubhouses, restaurants, gift and pro shops, marinas, swimming pools, tennis courts, golf courses, paths, and road crossings. The beer permittee shall designate the premises to be licensed by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing;

SECTION \_\_. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

( ) A commercially operated facility that:

- (i) Was established in 1913 on the banks of the Red River;
- (ii) Contains an eighteen-hole golf course, clubhouse with more than twenty thousand square feet (20,000 sq. ft.), at least two (2) maintenance sheds, tennis courts, and a pool with a pool house;
- (iii) Serves as a venue for social events, birthdays, hail and farewell events, and other community events; and
- (iv) Is located in a county having a population of not less than two hundred twenty thousand (220,000) and not more than two hundred twenty thousand one hundred (220,100), according to the 2020 federal census or a subsequent federal census;

SECTION \_\_. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

( ) A commercially operated marina that:

(i) Was established in 1971 on approximately twenty-two (22) acres on Lake Barkley;

(ii) Contains an outdoor café and entertainment venue with a stage and a commercial kitchen;

(iii) Has at least two (2) cabins and multiple recreational vehicle campsites for rent and hosts fishing tournaments; and

(iv) Is located in a county having a population of not less than thirteen thousand six hundred (13,600) and not more than thirteen thousand seven hundred (13,700), according to the 2020 federal census or a subsequent federal census;